



**Village of Commercial Point  
Council Meeting Minutes  
September 13, 2021**

Mayor Goldhardt called the meeting to order. Administrative Assistant Baldwin took roll call with the following members present: Mr. Mitchem, Ms. Wolfe, Ms. Geiger, Mr. Grassel and Mr. Thompson. Ms. Joiner was not present.

A motion was made to approve the August 16<sup>th</sup>, 2021 Committee of the Whole Meeting Minutes by Ms. Wolfe and seconded by Mr. Thompson. Mr. Grassel abstained. All remaining members present were in favor. The motion passed.

A motion was made to approve the August 16<sup>th</sup>, 2021 Regular Meeting Minutes by Ms. Wolfe and seconded by Mr. Thompson. Mr. Grassel abstained. All remaining members present were in favor. The motion passed.

A motion was made to approve the August 23<sup>rd</sup>, 2021 Special Meeting Minutes by Ms. Wolfe and seconded by Mr. Thompson. Mr. Grassel abstained. All remaining members present were in favor. The motion passed.

Administrative Reports:

- A. Mayor's Report – Mayor Goldhardt reported that as of today, he has received all 27 Occupancy Permits for Wade Journey Homes.
- B. Village Solicitor's Report – Solicitor Cartee discussed the legislation before council this evening. He also reminded Council that the Employee Guidelines are still pending due to a few changes being made, however the wages have been approved.
- C. Police Chief's Report –Chief Jordan thanked Ms. Geiger and all of the volunteers who helped with the Kids and Badges Day on September 4<sup>th</sup>. He said they had a great turn out. He told council an offer of employment has been extended to one candidate with a start date of October 4<sup>th</sup>. He is currently interviewing other candidates. Chief Jordan thanked the current officers for the number of hours they have worked. Mr. Mitchem asked for an update on installing the GPS system in the cruisers. Chief Jordan is hoping to have both completed within a few weeks. He said he signed the agreement paperwork today and the installer will keep each cruiser for 1 week. Mr. Mitchem asked about body camera and if the officers have it on at all times. Chief Jordan said he will need to review the policy; however, they are to have it on during all stops. Ms. Geiger asked for an update on the bi-weekly meetings. Chief Jordan said with the current schedule, they have not been able to have them. However, he and Mayor Goldhardt discussed this last Friday, they will begin soon.
- D. Village Administrator's Report – Administrator Crego discussed the contract with Sands Decker and feels it is critical for approval due to time restraints. Mr. Mitchem told him the holes on Chestnut Estates Road are getting larger. Administrator Crego said it is on the schedule with Roese Brothers.
- E. Village Engineer's Report – Mr. Cameron said the Walker Road project will go to bid this year. Mr. Thompson asked if it would be completed this year. Mr. Cameron said due to some issues, it will probably not be completed until next year. He said they visited with Exchange Way today and he has not received the final report, but believes all punch list items have been addressed on that project.
- F. Zoning Administrator's Report – Administrator Kuzelka discussed a possible wording change on Ordinance 2021-32. He and Village Solicitor Cartee will discuss at a later time.
- G. Fiscal Officer's Report –She was not present.

Legislative Reports:

- A. Laura Wolfe – She had nothing to report at this time.
- B. Ryan Mitchem – He had nothing to report at this time.
- C. Aaron Grassel – He had nothing to report at this time.





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D. Jason Thompson – He had nothing to report at this time.

E. Nancy Geiger - Ms. Geiger provided an update on the Parks and Recreation committee.

Citizen Comments:

Mr. Keavin Hill asked if he could reserve comments until the end of the meeting based on the discussion around Wade Journey Homes. Mayor Goldhardt explained to him that this is the "Citizen Comments" portion of tonight's meeting and now is his opportunity to speak. He would not be allowed to speak later in the meeting unless a council member calls upon him. Mayor Goldhardt told him we do have a meeting next Monday and he could comment on anything that was discussed at tonight's meeting during the "Citizen Comments" portion of that meeting.

Business Items:

- A. Administrative Employee Guidelines – Solicitor Cartee discussed the "on call" pay for the Utility Department. He said it is a policy decision for council as to whether or not it is offered to employees. Council held discussion regarding the pay. Administrator Crego brought up the 90 day probationary period to Council. He said that employees are not eligible for holiday pay during their probationary period. He feels this policy should be changed.
- B. Wade Journey Homes Agreement – Mayor Goldhardt said as of today, Wade Journey has received all of their occupancy permits for their 27 homes. Solicitor Cartee said now they will work out the second component of the agreement, which is the easements they have agreed to grant to the village.
- C. Overview of Pre-Annexation Agreements – Solicitor Cartee gave an in-depth explanation of both pre-annexation agreements that the Village has received. Council requested that AMH come and present their plan for their development. Mr. Thompson requested a Special Meeting on September 23<sup>rd</sup> at 6:00 p.m. to discuss the Struckman project.

Legislation:

First Reading:

Ordinance 2021-31 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND VILLAGE ADMINISTRATOR TO ENTER INTO A PRIVATE WATER LINE EASEMENT AGREEMENT WITH COI RICKENBACKER INDUSTRIAL LAND, LLC, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

Ordinance 2021-32 AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT TO REPEAL AND REPLACE SECTION 1117.04, SECTION 1141.03, AND SECTION 1195.05 OF THE ZONING CODE, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

Ordinance 2021-33 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A COMMUNITY REINVESTMENT AREA PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN K-NOVA LLC AND SCANNELL PROPERTIES #556, LLC FOR THE ASSIGNMENT OF THE K-NOVA CRA AGREEMENT AS TO LOTS 8 AND 10 IN RICKENBACKER EXCHANGE PART 3, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

Resolution 28-2021 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

A motion was made to suspend the readings by Mr. Grassel and seconded by Mr. Mitchem.

Roll call vote: Mr. Thompson - Yes, Ms. Geiger - Yes, Mr. Grassel - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. The motion passed.



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A motion was made to adopt Resolution 28-2021 by Ms. Wolfe and seconded by Mr. Thompson.  
Roll call vote: Mr. Thompson - Yes, Ms. Geiger - Yes, Mr. Grassel - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. The motion passed.

Resolution 29-2021 A RESOLUTION AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND FISCAL OFFICER TO ENTER INTO A PROFESSIONAL ENGINEERING DESIGN SERVICES CONTRACT WITH SANDS DECKER CPS, LLC FOR THE ENGINEERING DESIGN OF THE VILLAGE WASTEWATER TREATMENT FACILITY EXPANSION, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

A motion was made to suspend the readings by Ms. Geiger and seconded by Ms. Wolfe.

Roll call vote: Mr. Thompson - Yes, Ms. Geiger - Yes, Mr. Grassel - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. The motion passed.

A motion was made to adopt Resolution 29-2021 by Ms. Geiger and seconded by Ms. Wolfe.

Roll call vote: Mr. Thompson - Yes, Ms. Geiger - Yes, Mr. Grassel - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. The motion passed.

Third Reading:

Ordinance 2021-27 AN ORDINANCE ACCEPTING THE FINAL PLAT OF SCIOTO CROSSING SUBDIVISION SECTION 4.

Mayor Goldhardt did a third reading, title only.

A motion was made to adopt Ordinance 2021-27 by Ms. Wolfe and seconded by Mr. Thompson.

Roll call vote: Mr. Thompson - Yes, Ms. Geiger - Yes, Mr. Grassel - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. The motion passed.

Additional Items

There were no additional items at this time.

A motion was made to adjourn by Ms. Geiger and seconded by Mr. Thompson. All members present were in favor, the motion passed and the meeting was adjourned.

  
Allan D. Goldhardt, Mayor

  
Wendy Hastings, Fiscal Officer